



Land Use and Zoning Meeting Minutes

January 21, 2010

STAFF:	David Radachy
DATE:	January 21, 2010
APPROVED BY:	<i>ju3</i>

The Land Use and Zoning Committee hereby finds and determines that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 6:28 p.m. by Secretary Radachy. Vice-Chair Diak arrived at 6:33 PM and took over the meeting.

Attendance was taken by sign in sheet. The following members were present: Messrs., Bodnar, Hullihen, Klco, Kenyon, and Welch, and Mmes. Ross and Diak. Staff: David Radachy.

Mr. Radachy proceeded with election of officers. Ms. Diak arrived at this point and completed this part of the meeting. Mr. Radachy stated that there was no limitations on the number of terms the officers can serve. Mr. Bodnar asked if Ms. Diak and Mr. Terriaco wished to continue. Mr. Terriaco was not in attendance, but Ms. Diak stated she would.

Mr. Hullihen made a motion to retain Mr. Terriaco as Chair, Ms. Diak as Vice Chair and Mr. Radachy as Secretary. Mr. Klco seconded the motion.

All voted "Aye".
Motion passed.

Ms. Diak asked for any comments from the public. No comments were made.

Ms. Diak asked Mr. Radachy to present the cases. There were two cases.

Concord Township – District Change 40 Acres from B-1, B-2, R-1 and R-2 to THC.

Staff stated that the Concord Township Zoning Commission initiated this zoning district change. Per section 519.12 (A)(1) of the Ohio Revised Code, the Zoning Commission has the authority to initiate zoning district changes.

Staff showed the air photos of the area, the current zoning map and a 1964 zoning map of the area. Staff stated that the area on the west side of Ravenna Road was originally zoned M. The B-2 is on the east side of Ravenna Road, which has not been changed. The area zoned M was reduced over the years by various zoning district changes, the largest one being the creation of the Quail Hollow PUD and the district change to R-2. Parts of the M district were rezoned into R-1 and B-1 districts. The B-2 was originally set up to support the M district. Currently, there are very few B-2 uses in the B-2 District. Most of the uses are non-conforming uses that were created prior to the Zoning Resolution being adopted. Staff showed a land use map which indicated mostly community uses: the township hall, the township road garage, the old school house, church, recreational fields, residential, a landscaper and a retail nursery.

Staff showed the 2004 Comprehensive Plan map of the site. It showed the B-2 area to be modified to allow limited retail to support a Town Center concept. Staff went on to state that the Concord Township Comprehensive Plan suggests establishing a Town Center at the Intersection of Concord/Hambden and Ravenna Roads:

"To provide a clear identity and to preserve historic qualities, the Township should develop a Town Center at this location that would accommodate existing and new government facilities, as needed, and provide for a limited amount of supportive commercial activity."

Staff showed the purpose statement for the THC District and stated that the Townhall Commons District text was created on June 19, 2009. He mentioned that all developments in the THC will be subjected to the site plan review process, design guidelines and landscaping standards. All existing uses will be considered grandfathered and would be permitted and allowed to continue. He finally stated that there may be noise issues with future restaurants and outdoor dining, but restaurants and outdoor dining are currently allowed in the B-1.

Staff recommended that the Township accept the zoning district change because it conformed to the 2004 Concord Township Comprehensive Plan.

The Committee asked why the Township was rezoning the two lots that were used as residential and were zoned residential? Staff stated that the uses could be continued as non-conforming, but with the zoning change, the houses could be converted into offices or shops. There is also a new sanitary sewer line that now supports commercial uses.

Mr. Klco made a motion to accept the staff's recommendation that the district change be made. Mr. Welch seconded the motion.

All voted "Aye".
Motion passed.

Concord Township – District Change 28 Acres from M to THN.

Staff stated that the Concord Township Zoning Commission initiated this zoning district change. Per section 519.12 (A)(1) of the Ohio Revised Code, the Zoning Commission has the authority to initiate zoning district changes.

Staff showed the air photos of the area, the current zoning map and a 1964 zoning map of the area. Staff stated this area was originally zoned M on the west side of Ravenna Road and B-2 on the east side of Ravenna Road. The M was reduced over the years by various zoning district changes, the largest one being the creation of the Quail Hollow PUD and the district change to R-2.

Currently, this part of the M district is 80% vacant. There are two existing non-conforming homes also located in the proposed district change. Staff stated that this district change would not eliminate the M District completely. There are two existing M uses to the west of the site, along with a vacant lot that would remain M. Staff also stated that the M district on the south side of Concord-Hambden Road is not developable because of setbacks and buffering requirements against residential zones.

Staff also showed the purpose statement for the THN District. He also stated that the Townhall Neighborhood District text was created on June 19, 2009. He went on to state that the cluster homes were eliminated as a use when the text amendment was adopted by the Township but residential care facility, nursing homes, homes for the aged, and hospice care facilities are conditional uses. Other uses include professional office, medical/dental, and personal services.

Just like the THC District, all developments in the THN will be subjected to the site plan review process, design guidelines and landscaping standards and all existing uses will be considered grandfathered and would be permitted and allowed to continue. Staff mentioned there may be noise issues with future restaurants and outdoor dining, especially on the south side of Concord-Hambden Road where the land borders Quail Hollow. But, the issue should be lessened through the conditional use process and buffering.

The Committee asked about non-conforming uses such as: property owners adding accessory buildings, etc. Staff stated that the buildings can only be expended 10% if they are non-conforming and they would have to follow setbacks for the current district. The owners have an option to request a variance to be allowed to expend the building greater than 10% or place an accessory building in a spot where the current zoning does not allow it.

Mr. Bodnar made a motion to accept the staff's recommendation that the district change be made. Mr. Welch seconded the motion.

All voted "Aye".
Motion passed.

Ms. Diak asked if there was any new business.

Staff stated that there was none

Ms. Diak asked if there was any old business.

There was none.

Ms. Diak asked if there was any public comment for the second public comment. There was no comment. There were two students from NDCL in attendance to fulfill their public meetings requirement for government class. There was also a reporter from the Gazette.

The meeting was adjourned at 6:55 P.M.